



Petition Number: 2212-DDP-45

Project Name: Animal Eye Clinic

Petitioner: JRME Properties, LLC

Representative: Keeler-Webb Associates

Request: Petitioner requests **Detailed Development Plan** approval for a 7,564 SF veterinary building on 1.17 acres +/- in the Bridgewater PUD District.

Current Zoning: Bridgewater PUD

Current Land Use: Vacant

Approximate Acreage: 0.89 acres +/-

Property History: Bridgewater PUD [Ord. 02-17](#) (04/09/2002)
04-11-DP-44; (Overall) Development Plan (11/22/2004)
04-11-SPP-12; Primary Plat (11/22/2004)
0607-PUD-08; Bridgewater PUD (Restated) [Ord. 06-49](#) (10/09/2006)
2012-PUD-16; Bridgewater PUD Amendment [Ord. 20-47](#) (12/14/2020)

Exhibits:

1. Staff Report
2. Location Map
3. Site Plan
4. Landscape Plan
5. Building Elevations

Staff Reviewer: Weston Rogers, Associate Planner

PROCEDURAL – Detail Development Plan

Approval of a Development Plan must be granted if the submitted plan demonstrates compliance with the terms of the underlying zoning district, subdivision control ordinance and/or applicable PUD District Ordinance, any variances associated with the site, and any commitments associated with the site.

BACKGROUND

The subject Property is 1.17 acres +/- in size (the “Property”) and is located at 4750 Killarney Drive. The Property is zoned Bridgewater PUD. The adjacent property to the north is zoned AG-SF1 “Agriculture / Single-family Rural District”. The adjacent properties to the south and west are zoned Bridgewater PUD. The property to the east is outside of the Westfield Washington Township limits.

The Property is located within “Parcel L” of the Bridgewater PUD which is noted for Office / Flex Space with the underlying zoning of “EI” Enclosed Industrial District. The Overall Development Plan and Primary



Plat associated with this Property was approved in 2004. In 2020 a PUD amendment was approved which allows for "Veterinary clinics and hospitals without animal boarding" as a permitted use on the Property.

This proposed Detailed Development Plan includes a 7,564 SF veterinary building, parking facilities, and other associated site improvements.

DEVELOPMENT PLAN – General Plan Requirements

Article 10.7(H)2 of the UDO

The plans comply.

- 1) Title, scale, north arrow and date.
- 2) Proposed name of the development.
- 3) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 4) Address and legal description of the property.
- 5) Boundary lines of the property including all dimensions.
- 6) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 7) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 8) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 9) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 10) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 11) Layout, number, dimension and area (in square feet and acres) of all Lots and Out-lots with Building Setback Lines.
- 12) Location and dimensions of all existing structures and paved areas.
- 13) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 14) Location of all Floodplain areas within the boundaries of the property.
- 15) Names of legal ditches and streams on or adjacent to the site.
- 16) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- 17) Identify buildings proposed for demolition.



- 18) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 19) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).
- 20) Label Building Separation and/or / Building Setback Lines in relation to Front, Rear and Side Lot Lines

DEVELOPMENT PLAN – Review Criteria

Article 10.7(E) of the UDO

The plans comply.

- 21) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 22) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 23) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:
 - a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
 - b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
 - c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
- 24) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

DISTRICT STANDARDS

Ord. 06-49 – Bridgewater PUD District, Section 7, Office / Flex Areas, Area Z

The plans comply.

Area Z of the Real Estate, also identified on the Concept Plan as Parcel L, is described in what is attached hereto and made a part hereof as Exhibit 7 ("Area Z"), and is reclassified on the Zone Map from the AG-SFI Residence District Classification to the Planned Unit Development District Classification, the underlying zoning classification of which shall be EI-Enclosed Industry District of the Zoning Ordinance in force at the time of the enactment of the Original Bridgewater PUD. A copy of the EI-Enclosed Industrial development standards of which were in force at the time of the enactment of the Original Bridgewater PUD and which apply to Area Z, except as modified in this Restated Bridgewater PUD, is attached hereto and made a part hereof as Exhibit 8 of the PUD Ordinance.

Minimum lot area	None
Minimum front yard	None



Minimum side yard	None
Minimum rear yard	None
Maximum building height	40 feet
Setback from External Streets	1:2 proximity slope (no less than 30 feet)

DISTRICT STANDARDS

Westfield Washington Township Zoning Ordinances WC 16.04.060 Industrial Districts

The plans comply.

Minimum lot frontage	70 feet
Minimum gross ground level space	none

DEVELOPMENT STANDARDS

Associated articles within Chapter 6 of the UDO and Ord. 06-49 Bridgewater PUD District

The plans comply.

25) Accessory Use and Building Standards (Article 6.1 of UDO)

- A. Screening of Receptacles and Loading Areas: These standards shall apply to all garbage containers, trash receptacles, pallet storage areas, trash compactors, recycling areas and other similar facilities in all Zoning Districts.
- Garbage containers, trash receptacles, pallet storage areas, trash compactors, recycling areas, loading areas and other similar facilities shall be completely and permanently screened from view of Rights-of-way and where possible, adjoining properties.
 - Enclosures shall not be located in an Established Front Yard or in any required Side or Rear Yard.
 - Screening methods shall include a solid enclosure on all sides not less than six (6) feet in height above grade or two (2) feet above the receptacle, whichever is greater. The solid enclosure shall be a Masonry Material that matches or complements the Principal Building.
 - Enclosures shall be constructed of a Masonry Material that matches or complements the Principal Building.
 - Enclosures shall be equipped with opaque gates that shall not be oriented towards residential properties or the Right-of-way, where possible.
 - Enclosures shall have separate pedestrian access openings that are configured to conceal the dumpster from view for daily access to dumpsters for waste disposal.
 - Enclosures, which include swinging, moveable doors, shall be kept closed at all times when said doors are not in active use.

26) Architectural Standards (WC16.04.165)

- A. In order to create variation and interest in the built environment, all new buildings or building additions located within any Industrial District shall use the exterior building materials specified below on each façade visible from a public street or an adjoining Residential District:
- Brick or other masonry material. Other masonry materials shall include:

- a. Architectural concrete, if the surface of the architectural concrete simulates brick or stone (e.g., limestone, marble, or granite);
 - b. Pre-cast concrete, if the surface of the pre-cast concrete is painted, textured (e.g. rough, striated, imprinted with pattern or form), or designed to simulate brick or stone (e.g., limestone, marble, or granite);
 - c. External Insulation and Finish System (E.I.F.S.); or
 - d. Stone.
- B. If a masonry material other than brick is utilized, it shall be supplemented with the use of multiple colors, multiple textures (e.g., rough, smooth, striated, etc.) or the addition of architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, etc.) on each façade visible from a public street or an adjoining Residential District.
- C. The primary exterior building material shall constitute a minimum of sixty (60) percent of the available wall area (exclusive of windows and doors) of each façade visible from a public street or an adjoining Residential District.

27) Building Standards (Article 6.4 of the UDO)

28) Fence Standards (Article 6.5 of the UDO)

29) Height Standards (Ord. 02-17)

30) Landscaping Standards

Content of Landscape Plan (WC 16.06.010)

Landscape plans shall contain the following information:

- Locations and dimensions of all existing and proposed structures, parking lots, driveways, roadways, rights-of-way, sidewalks, pedestrian pathways, bicycle pathways, ground signs, refuse disposal areas, bicycle parking areas, freestanding electrical equipment, recreation facilities, utility lines, easements, freestanding structural features, landscape improvements, earth berms, walls, fences, screens, sculptures, fountains, street furniture, lights, courts, paved areas, buffer yards, primary and secondary green space areas, and green belt space;
- Locations, quantities, sizes, and names (botanical names and common names) – of planting materials (i.e. label the type and quantity of landscape material on the plan sheet via call-outs);
- Existing and proposed grading plans, indicating contours at not more than two-foot intervals;
- Locations of barriers to be placed at or beyond driplines of trees to be preserved and types of materials to be used for barriers;
- Details indicating specific grading measures or protective devices to be utilized where trees are to be preserved in areas of cut and fill; and
- Tables clearly displaying relevant statistical information, including numbers of existing trees and numbers of trees preserved, for example.

Selection, Installation, and Maintenance of Plant Materials (WC 16.06.030)

- Shade Trees - Shade trees shall be a minimum of eight (8) feet in height and have a caliper measure of at least two (2) inches, measured twelve (12) inches above finished grade. Shade trees shall be of a variety that will attain an average mature spread greater than twenty (20) feet.
- Evergreen Trees - Evergreen trees shall be a minimum height of six (6) feet.
- Ornamental Trees - Ornamental trees shall have a minimum trunk size of two (2) inches in caliper, measured six (6) inches above finished grade.
- Shrubs shall possess a minimum height of eighteen (18) inches at the time of planting.

General Landscape Design Standards (WC 16.06.040)

- Ground mounted heating and cooling units for nonresidential or multi-family structures shall be completely screened
- Plant materials shall be placed intermittently (approximately every 40 feet) against long expanses (over 80 feet) of building walls, fences and other barriers to create a softening effect. However, ground cover plants may supplement the plant materials.

On-Site and Street Frontage Standards (WC 16.06.050)

On-Site Planting Standards:

Business Uses require a minimum number of 10 shade trees per acre, 10 ornamental or evergreen trees per acre, and 25 shrubs per acre.

Road Frontage Planting Standards:

Please see Bridgewater PUD standards.

Buffer Yard Requirements (WC 16.06.060)

Parking Area Landscaping (WC 16.06.070)

Interior Parking Lot Landscaping:

For parking lots with 25 and 49 parking spaces 7.5% of the vehicular use area shall be landscaped. In addition, each parking lot island (including end-caps) shall include at least one (1) tree and four (4) shrubs per parking lot island.

Perimeter Parking Lot Landscaping

There shall be 1 tree per 30 feet and 1 shrub per 3 feet of perimeter parking lot length.

Bridgewater PUD Standards (Ord. 06.49)

Area Z Perimeter Yards Along External Streets: Shall be landscaped using low berms with a combination of shade trees, ornamental trees, and evergreen trees so as to buffer Area Z from the street. The berms shall be at least four (4) feet in height. At least eight (8) evergreen trees per one hundred (100) linear feet and two (2) shade trees per one-hundred (100) linear feet shall be planted: Ornamental trees may be substituted for evergreen trees at a rate of one to one, provided at least seventy percent (70%) of the trees used are evergreen trees.

Area Z Landscape Requirements Along the North, West, and South Boundaries of Area Z:

This provision shall supersede the Buffer Yard Requirements of the Westfield Landscaping Standards, Exhibit 16 of this Ordinance. These standards apply only to new construction (Ord. 06.49): A twenty (20) foot landscape buffer will be provided along the north perimeter of Area Z. The buffer shall be heavily landscaped with evergreen trees. At least ten (10) evergreen trees, a minimum of six (6) feet in height, per one hundred (100) linear feet shall be planted.

31) Lighting Standards (Article 6.9 of UDO)

A. General Lighting Standards: The following standards shall apply:

- i.* All Light Fixtures, with the exception of internally-illuminated Signs or Electronic Signage, shall be Fully Shielded and direct light downward toward the earth's surface.
- ii.* All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent Lots and Rights-of-way.
- iii.* All lighting sources, with the exception of internally-illuminated signage or Electronic Signage, shall be positioned in such a manner as to direct light away from adjacent Lots and Rights-of-way.
- iv.* Light pole height shall not exceed twenty-five (25) feet. All Light Fixtures in Parking Areas shall be designed and located to confine emitted light to the Parking Area.
- v.* All Light Fixtures shall meet City Building Code requirements for their appropriate construction class.
- vi.* See also Article 8.10 Street Light Standards.

B. Multi-family Residential, Business and Industrial Standards: The following shall apply to all Multi-family, Business, and Industrial Uses:

- i.* All Light Fixtures, with the exception of internally-illuminated signage or Electronic Signage, shall be positioned in such a manner so that no light-emitting surface is visible from a residential Lot Right-of-way when viewed at ground level.
- ii.* Light meter readings shall not exceed: (i) one-half (0.5) foot-candles at a single-family or multi-family residential Lot Line; or (ii) one (1.0) foot-candle at all other Lot Lines. [It should be understood that, with all of these measurements, light will still be visible at or beyond Lot Lines.]
- iii.* All lights on poles, stands, or mounted on a building shall have a shield, adjustable reflector, and non-protruding diffuser.
- iv.* All canopy structures shall have lights with diffusers which are recessed, and which do not extend below the surface of the canopy as measured on a plane parallel to the earth's surface.
- v.* Lighting under awnings and canopies shall only illuminate a Front Building Façade, a Sign under an awning or canopy as measured on a plane parallel to the earth's surface.
- vi.* All Parking Area lighting for nonresidential Uses shall be reduced (e.g., turned off or dimmed) by a minimum of thirty percent (30%) within thirty (30) minutes of closing of the last business or no later than 11:00 p.m.

- vii. No outdoor sports or Recreational Facilities shall be illuminated after 11:00 p.m., except to conclude a scheduled recreational or sporting event in progress prior to 11:00 p.m..
- viii. The off-street Parking Areas and service facility areas for multi-family residential Uses shall have sufficient lighting facilities, which shall be located and adjusted so that the glare or beam is directed away from any adjoining property, Street or Multi-family Dwelling window.

32) *Lot Standards (Article 6.10 of the UDO)*

33) *Outside Storage and Display (Article 6.12 of the UDO)*

34) *Parking and Loading Standards (Ord. 06-49)*

- A. Off-street Parking: In connection with any building or structure which is to be erected or substantially altered, and which requires off-street parking spaces, there shall be provided such off-street parking space in accordance with regulations set forth hereinafter:
 - a. Size: Off-street parking spaces shall be at least nine (9) feet in width and at least eighteen (18) feet in length, exclusive of access drives, aisles, ramps, columns, and office or work area. Such Parking Spaces shall have vertical clearance of at least seven (7) feet. Parallel Parking Spaces shall be a minimum of twenty-four (24) feet in length.

35) *Performance Standards (Article 6.15)*

36) *Setback Standards (Article 6.16)*

37) *Sign Standards (Article 6.17)*

38) *Vision Clearance Standards (Article 6.19)*

39) *Yard Standards (Article 6.21)*

Misc. Comments:

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

40) Block Standards (Article 8.1)

41) Easement Standards (Article 8.3)

42) Monument and Marker Standards (Article 8.5)

43) Open Space and Amenity Standards (Article 8.6)

44) Pedestrian Network Standards (Article 8.7)

45) Storm Water Standards (Article 8.8)

46) Street and Right-of-Way Standards (Article 8.9)

47) Street Light Standards (Article 8.10)

48) Street Sign Standards (Article 8.11)



49) Surety Standards (Article 8.12)

50) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

- 1) The plans as presented comply with the applicable zoning ordinances.
- 2) Action: Approve Detailed Development Plan 2212-DDP-45 with the following conditions:
 - That all necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to any work beginning on the Property.
- 3) If any Plan Commission member has questions prior to the meeting, then please contact Weston Rogers at wrogers@westfield.in.gov or (317) 408-9895.